

*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: MAY 28, 2009****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-34172 - APPLICANT/OWNER: INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL**

**** CONDITIONS ******STAFF RECOMMENDATION: DENIAL.** If Approved, subject to:**Planning and Development**

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (Z-0020-98) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and landscape plan date stamped 05/11/09, and building elevations, floor plans, and color and materials board date stamped 04/14/09, except as amended by conditions herein.
4. The existing basketball hoop shall be removed from the parking lot area.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

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8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Grant a 20-foot Multi-use, non-equestrian trail easement for the existing trail along Alexander Road prior to the issuance of any permits.
15. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
16. No new permanent structures or landscaping taller than 3 feet shall be allowed within the existing 20 foot public sewer easement located along the east side of this site.
17. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

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18. Per condition #12 of Z-20-98, pay the remaining \$1,250 traffic signal system contribution prior to the issuance of any permits or provide proof that this fee has been paid.
19. Site development to comply with all applicable conditions of approval for Z-74-95, Z-20-98 and all other site-related actions.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Major Amendment to an approved Site Development Plan Review (Z-0020-98) for a proposed 3,600 square-foot modular building, a 481 square-foot outside storage yard and a 1,920 square-foot playground addition to an existing Church/House of Worship on 3.5 acres at 7801 West Alexander Road. The proposed expansion has been requested to facilitate the placement of four classrooms and administrative office space, which are permissible uses within the C-V (Civic) zoning district. In addition, this proposal will also place a trellis structure with spires between the existing and proposed buildings and place additional landscape around two sides of the proposed modular building. The proposed modular building is not compatible with the surrounding area which consists primarily of permanent residential structures and the placement of the outside storage and playground area with minimal buffering near adjacent single-family homes is intrusive to the existing surrounding neighborhood; therefore, staff recommends denial of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc and Property Sales</i>	
11/15/95	The City Council approved a request for a General Plan Amendment (GPA-0045-95) to amend a portion of the Centennial Hills Sector Plan from L (Low Density Residential) to PF (Public Facilities) and a Rezoning (Z-0074-95) from N-U (Non Urban) to C-V (Civic) for a 20,000 square-foot proposed Church/House of Worship on 5.0 acres adjacent to the south side of Alexander Road approximately 680 feet east of Cimarron Road. The Planning Commission and staff recommended approval of this request.
05/26/98	The City Council approved a request for a General Plan Amendment (GPA-0008-98) to amend a portion of the Centennial Hills Sector Plan from L (Low Density Residential) to PF (Public Facilities) and a Rezoning (Z-0020-98) from U (Undeveloped) [L (Low Density Residential) General Plan designation] to C-V (Civic) for a proposed 7,216 square-foot Church/House of Worship with a proposed future expansion of 16,419 square feet located on 3.5 acres adjacent to the south side of Alexander Road approximately 680 feet east of Cimarron Road. The Planning Commission and staff recommended approval of these requests.

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04/18/07	The City Council accepted a withdrawal without prejudice of a Special Use Permit (SUP-18314) for a proposed 80-foot tall Wireless Communication Facility, Stealth Design and a Variance (VAR-18312) to allow a proposed 80-foot tall Wireless Communication Facility, Stealth Design to be a minimum 184 feet from residential property where Residential Adjacency Standards require a setback of 240 feet on 1.75 acres adjacent to the south side of Alexander Road, approximately 650 feet east of Cimarron Road
02/19/08	A Code Enforcement case (#62430) was processed for a basketball hoop installed next to a refuse container and near adjacent single-family residences at 7801 West Alexander Road. Code Enforcement closed the case on 02/21/08.
<i>Related Building Permits/Business Licenses</i>	
11/06/98	A building permit (#98022047) was issued for a church at 7801 West Alexander Road. The permit received final approval 07/30/99.
04/26/99	A building permit (#99007918) was issued for a six-foot high, 547-foot long block wall with a trash enclosure at 7801 West Alexander Road. The permit expired 04/29/00 without receiving final approval.
08/29/00	A building permit (#00016134) was issued for a monument sign at 7801 West Alexander Road. The permit expired 03/24/01 without receiving final approval.
03/20/02	A building permit (#02004937) was issued for a 93 square-foot foam letter sign at 7801 West Alexander Road. The permit received final approval 04/26/02.
<i>Pre-Application Meeting</i>	
04/07/09	<p>A pre-application meeting was held with the applicant where the following was discussed:</p> <ul style="list-style-type: none"> • Requirements for placing a 3,600 square-foot modular building within a C-V (Civic) zoning district for use as a Sunday school/kindergarten facility. • Requirements for a Multi-Use Transportation Trail adjacent to Alexander Road. • Compliance with Conditions of Approval for Site Development Plan Review (Z-0020-98). • Submittal requirements for a Site Development Plan Review.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not held, nor was one required.	

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Field Check	
04/23/09	<p>A field check was performed by staff with the following observations:</p> <ul style="list-style-type: none"> • Non-permitted temporary signage (banners) was observed on the exterior of the existing building and within the front landscape buffer. The issue was turned over to Code Enforcement for further action. • The existing landscape was generally in compliance with the approved landscape plans with the exception of three missing 24-inch box trees. A condition of approval has been added requiring adherence to the approved landscape plans. • An existing basketball hoop has been placed within the parking lot area. A condition has been added requiring the applicant to remove the basketball hoop from the parking lot. • Landscape berms adjacent to undeveloped areas and a block wall along the southern perimeter of the site as conditioned through Rezoning (Z-0020-98) were not present at the site. The site plan submitted for this review indicated these will be installed as part of this application.

Details of Application Request	
Site Area	
Gross Acres	3.5

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Church/House of Worship	PF (Public Facilities)	C-V (Civic)
North	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)
South	Drainage Channel	PF (Public Facilities)	R.O.W. (Right-of-Way)
East	Single-Family Residences	L (Low Density Residential)	R-PD5 (Residential Planned Development – 5 Units per Acre)
West	Single-Family Residences	L (Low Density Residential)	R-PD5 (Residential Planned Development – 5 Units per Acre)

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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
C-V (Civic) District	X		Y
A-O (Airport Overlay) District (200 Feet)	X		Y
Trails	X		N
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Minimum development standards for property in the C-V (Civic) zoning district shall be established by the City Council in connection with the approval of a Rezoning application or administratively in connection with the approval of a site development plan. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. Any future development shall require the approval of a Site Development Plan Review.

<i>Standard</i>	<i>Provided</i>
Min. Lot Size	166,802 SF
Min. Lot Width	690 Feet
Min. Setbacks	
• Front	170 Feet
• Side (East)	145 Feet
• Side (West)	450 Feet
• Rear	7 Feet
Min. Distance Between Buildings	18 Feet
Max. Lot Coverage	7.1%
Max. Building Height	16 Feet
Trash Enclosure	Existing
Mech. Equipment	Screened

**The information provided is for the proposed modular building only. The existing Church/House of Worship building will remain its current configuration, as approved through Site Development Plan Review (Z-0020-98).*

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Pursuant to Title 19.08.060, the following Residential Adjacency Standards apply:

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope (Modular Building)	48 Feet	145 Feet	Y
3:1 proximity slope (Spires/Trellis)	96 Feet	125 Feet	Y
Adjacent development matching setback	5 Feet	125 Feet	Y
Trash Enclosure	50 Feet from Residential	195 Feet from Residential (Existing)	Y

Pursuant to Site Development Plan Review (Z-0020-98), the following applies:

Landscaping and Open Space Standards	
Standards	Provided
Parking Area	1 Tree/10 Parking Spaces (14 Trees)
Buffer: Min. Trees	North Buffer: 1 Tree/30 Feet (22 Trees) South Buffer: 1 Tree/30 Feet (Zero Trees) East Buffer: 1 Tree/20 Feet (Zero Trees) West Buffer: 1 Tree/20 Feet (Zero Trees)
Interior Lot: Min. Trees	No Minimum Requirement (22 Trees)
TOTAL	72 Trees
Min. Zone Width: North South East West	15 Feet Zero Feet Zero Feet Zero Feet
Wall Height	6 Feet

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Church / House of Worship	3,115 SF Gathering Room	1 Space / 100 SF of non-fixed seating in the gathering room	32				

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Private School, Primary	7 Classrooms	3 Spaces / Classroom	21				
SubTotal			50	3	126	7	
TOTAL			53		133		Y

ANALYSIS

- **Site Plan**

The site plan submitted indicates a 3,600 square-foot modular building to be placed to the west of the existing Church/House of Worship, approximately seven feet from the southern property line. A 96-foot long by 17-foot wide 1,920 square-foot playground area is proposed to be added between the southern perimeter of the site and the existing Church/House of Worship building, and a 37-foot by 13-foot, 481 square-foot outside storage yard is proposed to be added to the southeast corner of the site, adjacent to an existing single-family residence. The northeast corner of the site and the west half of the property will remain undeveloped and in their current configuration. A greater rear setback for the proposed 3,600 square-foot building, provision of a landscape buffer with trees and shrubs surrounding the entire parcel, the elimination of the outside storage use and the relocation of the playground away from the south perimeter would allow the site to be more compatible with the surrounding residential neighborhood.

Other proposed additions to the site include an aluminum trellis structure to be added to the existing Church/House of Worship building, which will provide shade for a planned concrete plaza and a new concrete walkway which will connect the proposed and existing building with the existing parking lot. Access to the site is provided from an existing 30-foot wide driveway which fronts Alexander Road. The parking area provides a total of 133 parking spaces where 53 are required. Of the 133 parking spaces provided, two are handicapped van-accessible and five are standard handicapped parking spaces.

Berms have been shown on the site plan in accordance with Site Development Plan Review (Z-0020-98) to prevent vehicle access from the parking lot to the undeveloped portions of the site. In addition, a six-foot block wall as required through Site Development Plan Review (Z-0020-98) has been provided along the south, east and west perimeters of the site. Not shown on the site plan is a basketball hoop, observed at the time a field check was conducted, which has been added to the southeast corner of the parking lot adjacent to the existing trash enclosure. The placement of this structure, which utilizes the parking lot as a play court, creates an unsafe vehicle/pedestrian conflict. A condition has been added requiring the applicant to remove the basketball hoop from the parking lot area.

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- **Landscape Plan**

The landscape plan submitted depicts the landscape as approved through Site Development Plan Review (Z-0020-98). The 15-foot wide landscape corridor with 24-inch box 30 feet on-center has been depicted adjacent to Alexander Road as required through Site Development Plan Review (Z-0020-98). The five-gallon shrubs within the landscape corridor are provided at a ratio of four per tree; however, the previously approved plans provided approximately six, five-gallon shrubs per tree, which represents approximately 50 less shrubs. The parking lot finger islands depict the 14, 24-inch box trees as required through Site Development Plan Review (Z-0020-98) with four, five-gallon shrubs per tree provided where six, five-gallon shrubs were originally approved, which represents approximately 20 fewer shrubs. The deficiency has been redirected, as the existing and proposed landscape within the interior of the site, adjacent to the existing and proposed buildings, provides nearly 100 additional five-gallon shrubs and 22 additional 24-inch box trees in excess of that which was approved through Site Development Plan Review (Z-0020-98).

The remainder of the site remains as approved through Site Development Plan Review (Z-0020-98), with no landscape provided along the south, west and east perimeters nor anywhere near the proposed playground area. The provision of an eight-foot landscape buffer, with 24-inch box trees spaced 20-feet on center along the east and west perimeters and 30-feet on-center along the south perimeter with four, five-gallon shrubs per tree, would help buffer the site from the surrounding residential neighborhood. This would amount to 71, 24-inch box trees and 284, five-gallon shrubs serving as a buffer for the surrounding neighborhood.

The lack of landscape along the perimeters is in direct conflict with the recently adopted Urban Forestry Initiative. The City of Las Vegas adopted an Urban Forestry Initiative on May 7, 2008 guided by the Conservation Element of the 2020 Master Plan. The intent of this resolution is to contribute to the City's long-term sustainability, as trees clean the air, improve stormwater management, conserve energy, improve public health and increase property values. Additionally, the City has identified strategic priorities to create, integrate and manage orderly and sustainable development and growth in the community, to support and encourage sustainability, livability, and pride in the City's neighborhoods and to promote healthy lifestyles for all segments of the community. As the subject property serves as a Church/House of Worship which draws in visitors from all areas of the Las Vegas Valley, staff finds that the subject property has the opportunity to serve as a role-model for the community and the long-term benefit of placing additional landscape around the perimeters of the site and within the playground area will create a more pleasing, well-buffered site in which to visit.

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- **Elevations**

The elevations depict a single-story modular building with a staggered roof parapet that extends up to 16 feet in height. The building is relatively plain in appearance, with the base and cornice painted “Hickory Nut” while the body of the structure is painted “Love Bond”. The north and south elevations will each contain a total of six windows, while the east and west elevations will each contain six windows and an ingress/egress doorway. The exterior of the building will be finished with stucco to match the exterior of the existing Church/House of Worship structure on site, while the window mullions will be accented in dark bronze.

The elevations also depict the shade structure/trellis which will be added to the existing Church/House of Worship building on site. The shade structure will measure between 12 and 18 feet in height and be constructed utilizing aluminum trellis members and columns. Three of the proposed columns will be constructed with a stone veneer finish which will penetrate the canopy of the trellis and house three spires of staggered height measuring up to 32 feet tall.

- **Floor Plan**

The floor plans submitted depict a 60-foot by 60-foot modular building. Primary access to the building will be from a single door on the east side of the building, with a secondary access doorway on the west side of the building. The building will contain a small lobby, reception area, office and storage room located near the northeast corner of the building. The lobby will feature a doorway which will provide access to a hallway and common area which serves the four classrooms that occupy a majority of the remaining interior space. A pair of drinking fountains and single-occupancy restrooms will be accessed from the common area, which also provides access to reception area.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **“The proposed development is compatible with adjacent development and development in the area;”**

The proposed development is not compatible with adjacent development and development in the area as surrounding development consists of primarily permanent residential structures. Placing a 3,600 square-foot modular building, 1,920 square foot playground, and 481 square feet of outside storage on property lines which are closest to nearby residential is intrusive and abrasive to the existing surrounding neighborhood.

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2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed modular building is consistent with the General Plan and Title 19, as the development standards within the C-V (Civic) zoning district are determined by the Site Development Plan Review.

3. **“Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;”**

Access to the site is provided from Alexander Road, a 100-foot Primary Arterial, according to the Master Plan of Streets and Highways, which will provide adequate access to the site.

4. **“Building and landscape materials are appropriate for the area and for the City;”**

The building materials consisting of stucco, stone veneer and aluminum are appropriate for the area and for the City. The landscape materials are drought tolerant species that are commonly found throughout the City of Las Vegas.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The building elevations, design characteristics and other architectural and aesthetic features help diffuse the appearance of the modular building and help it to appear as a permanent structure. Cornices and paint color variations also help add variety to what is otherwise a flat, plain building.

6. **“Appropriate measures are taken to secure and protect the public health, safety and general welfare.”**

The proposed development will not impact public health, safety or welfare since the development will be subject to the International Building Code and City inspections during construction.

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 551

APPROVALS 1

PROTESTS 1